ANNEXATION MAP

ST. VRAIN STATE PARK ANNEXATION NO. 3

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 2

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT WE STATE OF COLORADO, ACTING BY AND THROUGH THE COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION AND THE BOARD OF PARKS AND OUTDOOR RECREATION, BEING THE SOLE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND TO WIT:

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 4, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4, FROM WHICH THE S1/4 CORNER OF SAID SECTION 4 BEARS S88'50'38"W, 2658.84 FEET (BASIS OF BEARING), THENCE NOO'47'14"E, 168.60 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 4 TO THE NORTHERLY LINE OF PARCEL NO. 33 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 3, 1970, IN BOOK 623 AS RECEPTION NO. 1544823 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE N89'28'52"W, 30.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO AN ANGLE POINT THEREOF, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7 AND THE TRUE POINT OF BEGINNING;

THENCE S45'41'08"W, 71.30 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO A POINT OF NON-TANGENT CURVE THEREOF;

THENCE WESTERLY, 538.81 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 23020.00 FEET, A CENTRAL ANGLE OF 1°20'28", AND BEING SUBTENDED BY A CHORD THAT BEARS S89"34'22"W, 538.80 FEET;

THENCE S88'54'08"W, 1984.80 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO THE WESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN CORRECTION DEED RECORDED NOVEMBER 21, 2003, AS RECEPTION NO. 3128803 OF THE RECORDS OF WELD COUNTY, COLORADO;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3128803:

THENCE N18'08'32"E, 297.38 FEET;
THENCE N30'37'40"E, 193.21 FEET;
THENCE N49'50'16"E, 109.42 FEET;

THENCE N36'48'15"E, 176.24 FEET;

THENCE N38'43'44"E, 185.84 FEET; THENCE N47'51'28"E, 152.70 FEET;

THENCE N55°04'40"E, 167.31 FEET;

THENCE N58°22'24"E, 172.27 FEET;

THENCE N45'32'06"E, 131.90 FEET;

THENCE N28'51'50"E, 131.65 FEET;

THENCE N11'43'46"W, 157.42 FEET;

THENCE N41"57'17"W, 322.43 FEET;

THENCE N32'21'13"W, 123.02 FEET;

THENCE N25'42'01"W, 87.95 FEET;

THENCE N1974'42"W, 327.25 FEET;

THENCE N16°07'11"W, 135.18 FEET;

THENCE NO7'00'48"E, 104.30 FEET TO THE NORTH LINE OF THE SE1/4 OF SAID SECTION 4;

THENCE LEAVING THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID

RECEPTION NO. 3128803, N89'22'00"E, 2040.16 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 4 TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7;

THENCE S00'47'14"W, 2457.33 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 AND THE TRUE POINT OF BEGINNING.

AREA = 114.374 ACRES, MORE OR LESS.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME OF "ST. VRAIN STATE PARK ANNEXATION NO. 3".

OWNER STATE OF COLORADO

OWNER: STATE OF COLORADO,
ACTING BY AND THROUGH THE COLORADO DIVISION OF PARKS AND OUTDOOR
RECREATION AND THE BOARD OF PARKS AND OUTDOOR RECREATION

BY: LYLE LAVERTY, DIRECTOR

STATE OF COLORADO

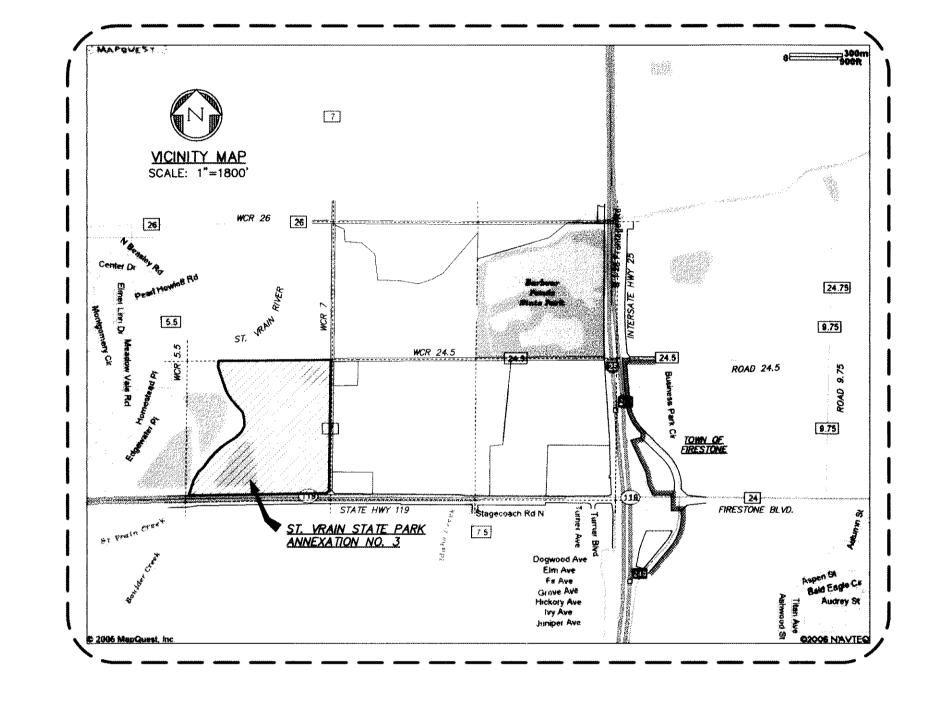
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1344 DOF DECEMBEY , A.D., 2006 , BY LYLE LAVERTY, DIRECTOR.

WITNESS MY HAND AND SEAL O, Sugar Marce

MY COMMISSION EXPIRES

My Commission Expires March 19, 2007





OWNERS - APPLICANT

COLORADO STATE PARKS
1313 SHERMAN STREET, ROOM 618
DENVER, CO 80203
(303) 894-2585 x11
ATTN: GREG MONROE

TECHNICAL CONSULTANTS

CIVIL ARTS-DREXEL GROUP 1860 LEFTHAND CIRCLE, SUITE A LONGMONT, CO 80501 (303) 682-1131 ATTN: FRANK N. DREXEL, PLS

LEGEND

CONTIGUITY

TOTAL PERIMETER OF AREA TO BE ANNEXED	FEET
CONTIGUITY WITH EXISTING TOWN LIMITS	FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER) 1,695.52	FEET
CONTIGUITY EXCEEDING 1/6 MINIMUM REQUIREMENT	FEET

NO

1. BEARINGS SHOWN ON THIS MAP ARE ARE BASED ON THE ASSUMPTION THAT SOUTH LINE OF THE SE1/4 OF SECTION 4, T2N, R68W OF THE 6TH P.M. BEARS S88*50'38"W AS MONUMENTED AND SHOWN HEREON.

2. THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT ACCORDING TO COLORADO STATUTES.

3. NO RECORDED EASEMENTS OR APPARENT EASEMENTS OR RIGHTS-OF-WAY ARE SHOWN ON THIS MAP.

4. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

TOWN APPROVAL

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT AT LEAST ONE—SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF THE PARCELS SHOWN HEREON IS CONTIGUOUS THE PRESENT BOUNDARY OF THE TOWN OF FIRESTONE, AND THAT THIS PLAT COMPLIES WITH SECTION 31—12—107(d), COLORADO REVISED STATUTES, CONCERNING ANNEYATION, PLATS



ST. VRAIN STATE PARK ANNEXATION ANNEXATION MAP

NAME OF SUBMITTAL: ST. VRAIN STATE PARK
TYPE OF SUBMITTAL: ANNEXATION NO. 3
FILING NUMBER:
PHASE NUMBER:
SHEET TITLE: ST. VRAIN STATE PARK
PREPARATION DATE: AUGUST 9, 2006
REVISION DATE: DECEMBER 1, 2006



SHEET 1 OF 2

CTurk To ANNEXATION MAP ST. VRAIN STATE PARK ANNEXATION NO. 3 TOWN OF FIRESTONE COUNTY OF WELD STATE OF COLORADO SHEET 2 OF 2 ADAM FARM PROPERTY, LLC. C1/4 COR. SEC. 4
RECORD DESCRIPTION:
#6 REBAR W/ 3-1/4" ALUM. CAP MKD. "LS 22098 1995". N89°22'00"E 2040.16' S89*22'00"W 2070.17' (2070.18'-REC.) E1/4 COR. SEC. 4
RECORD DESCRIPTION:
#6 REBAR W/ 2-1/2"
ALUM. CAP MKD. "LS
28273 1996". N. LINE SE1/4, SEC. 4 (402.64'-REC) N07'00'48"E NICK N. BACRIA
(WILLARD GUILL)
WARRANTY DEED
BK. 609, REC. 1531360
(BK. 605, REC. 1526535) _S33'41'43"W 104.30 (104.32'-DEED) N16°07'11"W N89*20'09"W 135.18 E. 435.75' OF THE W. 483.75' OF THE N. 480.00' OF THE SW1/4, SEC. 3 S89*41'06"₩ 💉 453.83' 🔻 N89*41'06"E N25'42'01"W 87.95' N32°21'13"W 123.02' LEGEND N11*43'46"W 157.42 ST. VRAIN RIVER N00°28'38"E N28'51'50"E 105.20' S89°08'18"W 808.82' SE1/4 N45'32'06"E 131.90' N58'22'24"E 172.27 N55°04'40"E 167.31 ST. VRAIN ST. VRAIN STATE PARK STATE PARK N47'51'28"E 152.70' PARCEL 2 PARCEL 1 STATE OF COLORADO N38'43'44"E DIVISION OF PARKS & OUTDOOR RECREATION CORRECTION DEED 185.84 REC. 3128803 N36°48'15"E (ROTATE 0°21'06" CW) 176.24 REC. 2532890 (ROTATE 0°21'06" CW) N49°50'16"E STATE OF COLORADO 109.42' DIVISION OF PARKS & OUTDOOR RECREATION WARRANTY DEED REC. 3020425 S89'32'46"E 435.00' N89'32'46"W 355.00' N30'37'40"E HIGHWAY 119, LLC RODOLFO MONTES 193.21 WITNESS CORNER RECORD DESCRIPTION: (DISTRIB. HOLDINGS, INC.)
WARRANTY DEED

BK. 610, REC. 1532469

BK. 670, REC. 1592181

BK. 670, RE TRUE POINT OF BEGINNING #6 REBAR W/ 3-1/4" ALUM. CAP MKD. "WC (ROTATE 0'05'14" CW) (ROTATE 0'05'14" CW) STATE DEPT. OF HIGHWAYS 300.00 LS 22098 1998". PARCEL NO. 33
SPL WARRANTY DEED
BK. 623, REC. 1544823 N89*28'52"W 30.00' N. PARCEL NO. 33 CH=S89'34'22"W 538.80' R=23020.00' D=1'20'28" S88'54'08"W BK. 623, REC. 1544823 (ROTATE 0'07'08" CW) \$89°33'03"E 355.00' | \$89°33'03"E 355.00' 189.58 S88'54'08"W 1795.22' L=538.81 S88*54'08"W 2039.68' S44°23'03"E S88'54'08"W 1984.80' S89°52'09"E 1324.14' S45*41'08"W \$88*50'38"W 2658.84' (BASIS OF BEARING) 71.30' POINT OF COMMENCEMENT STATE DEPT. OF HIGHWAYS
PARCEL NO. 38
SPL WARRANTY DEED
BK. 638, REC. 1559975 SE COR. SEC. 4 T2N, R68W, 6TH P.M. STATE HIGHWAY 119 ST. VRAIN STATE PARK ANNEXATION S1/4 COR. SEC. 4
RECORD DESCRIPTION: RECORD DESCRIPTION: #6 REBAR W/ 3-1/4" (ROTATE 0'02'56" CW) ANNEXATION MAP ALUM. CAP MKD. "LS 28666 1996" IN MONUMENT BOX. IN BRIDGE-NOT FOUND OR SET. NAME OF SUBMITTAL: ST. VRAIN STATE PARK TYPE OF SUBMITTAL: ANNEXATION NO. 3 FILING NUMBER: PHASE NUMBER: SHEET TITLE: ST. VRAIN STATE PARK PREPARATION DATE: AUGUST 9, 2006 DECEMBER 1, 2006 **REVISION DATE:** REVISION DATE: REVISION DATE: **REVISION DATE:** SHEET 2 OF 2 1860 Lefthand Circle, Suite A • Longmont, Colorado 80501 • (303) 682-1131